BILL GARRETT, Davidson County
Trans:T20140065234 DEEDWARR
Recvd: 09/03/14 10:31 2 pgs
Fees:13.00 Taxes:1221.00
20140903-0080273

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys at Law
104 Woodmont Blvd., Suite 100
Nashville, Tennessee 37205
Phone (615) 298-3312 - Fax 292-8746

Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

W & I Ref(DM) Title No: 53650
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Robert Schmitt, Jr. Lauren Schmitt 819 45th Avenue North Nashville, Tennessee 37209	**First Community Mortgage, Inc.** **245 Heritage Park Drive** **Murfreesboro, TN 37129**

TAX MAP-PARCEL NUMBERS: 091120M00200

WARRANTY DEED
(Corporate)

FOR AND IN CONSIDERATION of the sum of $330,000.00 , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Gianikas Contractors, Inc.**, a corporation, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Robert Schmitt, Jr. and Lauren Schmitt, husband and wife**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Unit No. 2. on the Plan of 45th & Illinois Townhomes, a horizontal property regime, showing on Exhibit "B" to the Declaration of Covenants Conditions and Restrictions of record in Doc. No. 20131023-0110478, Register's Office for said County, to which Plan reference is hereby made for a more complete description.

Being part of the same property conveyed to Gianikas Contractors, Inc., by Warranty Deed from Jannie Lois Reeves, dated April 10, 2013 and recorded on April 12, 2013 of record in Doc. No. 20130412-0036591, corrected by Affidavit of Scrivener's Error of record in Doc. No. 20130417-0038368, Register's Office for Davidson County, Tennessee and amended by Quitclaim Deed of record in Doc. No. 20130926-0101330, as corrected by Affidavit of Scrivener's Error of record in Doc. No. 20131002-0103545, said Register's Office.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2014, and subsequent years; The Plan, with Owner's Certificate, of record in Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions for 45th & Illinois Townhomes in Doc. No. 20131023-0110478, said Register's Office, which Plan shows a minimum building setback line and easement to which Plan reference is hereby made for a more complete description. Declaration of Ingress and Egress Easement of record in Doc. No. 20131211-0125380, said Register's Office. The Declaration of Covenants, Conditions and Restrictions of record in Doc. No. 20131023-0110478, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

This is improved property, known as: 819 45th Avenue N, Nashville, Tennessee 37209

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 29th day of August, 2014.

Gianikas Contractors, Inc.

By: John Gianikas
Title: **Vice President**

State of TENNESSEE
County of DAVIDSON

Before me, the undersigned, personally appeared **John Gianikas** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged and was identified as **Vice President** (or other officer authorized to execute this instrument) of **Gianikas Contractors, Inc.**, the within named bargainor, a corporation, and the execution of the foregoing instrument as such officer for the purposes therein contained, by signing in the name of the corporation as such officer.

Witness my hand and official seal, at office in Davidson Tennessee this the 29th day of August, 2014.

My Commission Expires: _____

CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

MY COMMISSION EXPIRES: March 3, 2015

Notary Public

State of TENNESSEE
County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $330,000.00

Affiant

Sworn and subscribed before me this the 29th day of August, 2014.

My Commission Expires: 10/18/2016

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public